009.A	0001	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	680,700	/	680,700
USE VALUE:	680,700	/	680,700
ASSESSED:	680,700	/	680,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		WYMAN TERR, ARLINGTON

OWNERSHIP

Unit #: 52

Owner 1:	LONG BEIMEI
Owner 2:	BEAUCHESNE JAMES
Owner 3:	
Street 1:	50 WYMAN TERR #52
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ:
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SONIFER DENNIS K -
Owner 2:	LANGE KATHRYN E -
Street 1:	50 WYMAN TERR #52
Twn/City:	Arlington
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1913, having primarily Wood Shingle Exterior and 1363 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	676,800	3,900		680,700
Total Card	0.000	676,800	3,900		680,700
Total Parcel	0.000	676,800	3,900		680,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 499.41 | /Parcel: 499.4

Legal Description

User Acct	230477
GIS Ref	
GIS Ref	
Insp Date	07/19/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 009.A-0001-0006.0

!14629!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	667,000	3900	.		670,900	670,900	Year End Roll	12/18/2019
2019	102	FV	622,500	3900	.		626,400	626,400	Year End Roll	1/3/2019
2018	102	FV	552,400	3900	.		556,300	556,300	Year End Roll	12/20/2017
2017	102	FV	504,900	3900	.		508,800	508,800	Year End Roll	1/3/2017
2016	102	FV	504,900	3900	.		508,800	508,800	Year End	1/4/2016
2015	102	FV	467,700	3900	.		471,600	471,600	Year End Roll	12/11/2014
2014	102	FV	447,100	3900	.		451,000	451,000	Year End Roll	12/16/2013
2013	102	FV	447,100	3900	.		451,000	451,000		12/13/2012

PRINT

Date	Time
12/11/20	04:27:40

LAST REV

Date	Time
10/03/19	17:23:54

mmcmakin

PAT ACCT. 14629

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SONIFER DENNIS	53682-135		10/16/2009		487,500	No	No		
MASS ANDREW	35128-3		3/25/2002		377,000	No	No		
SCEARBO JOSEPH	23585-480		8/27/1993		226,000	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	Measured	DGM	D Mann
2/27/2002	External Ins	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7244																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	BROWN
View / Desir:	N - NONE

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:		%	
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	55.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	1.00489950
Adj $ / SQ:	400.201
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	831505
Depreciation:	154660
Depreciated Total:	676845

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	BRs:	Baths: 2	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	520.26
Special Features:	0	Val/Su Net:	447.32
Final Total:	676800	Val/Su SzAd	496.55

SKETCH

Undisplayed Areas:
GLA: 1363
OFP: 150

8

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,363	400.200	545,474
OFP	Open Porch	150	27.630	4,145

Net Sketched Area:	1,513			Total:	549,619
Size Ad	1363	Gross Are	1513	FinArea	1363

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 009.A-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20x10	A	GD	1913	27.50	T	30	102			3,900			3,900

More:	N	Total Yard Items:	3,900	Total Special Featues:	Total: 3,900